W1/2 OF TRACT 3
IN OR 2332/285
CRAVEY SUB UNR

CLARK LACHELL W & LEONARD L
54302 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2750-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

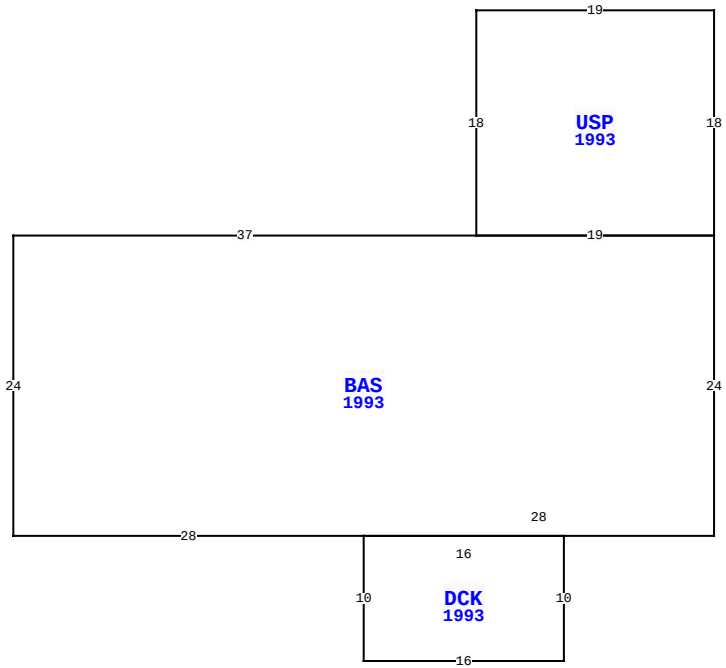
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	31,369
DCK	160	15	24	560
USP	342	50	171	3,991
TOTALS	1,846		1,539	35,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,539	119.7000	77.80	119,734	1979	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



54302 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,920
TOTAL MARKET OB/XF VALUE	2,332
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	73,252
SOH/AGL Deduction	6,813
ASSESSED VALUE	66,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,439
TOTAL JUST VALUE	73,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7854	REPAIR/RRF	7,950	02/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/0285	1/13/2020	WD	Q	I	01	67,500
GRANTOR: DURRENCE CLINT & REES						
GRANTEE: CLARK LACHELL W & L						
2255/0784	2/14/2019	FJ	U	I	11	100
GRANTOR: DURRENCE CLINTON M SR						
GRANTEE: DURRENCE CLINT & RE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W19 S18 BAS=[YR=1993] W37 S24 E28 DCK=[YR=1993] S10 E16 N10 W16 $ E28 N24 W19 $ E19 N18 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	16	26	416.00	SF	23.45	23.45	100	1987	1987	3	20	1,951	
3	0351	CARPORT MT	0	0	17	19	323.00	SF	5.90	5.90	100	1989	1989	3	20	381	

LAND DESCRIPTION

TOTAL OB/XF 2,332

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/16/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS